

# Village Center Planning Proposals

Spring – Summer 2013

Martin Sokolich  
Long Range Planner  
410-770-3032  
[msokolich@talbotcountymd.gov](mailto:msokolich@talbotcountymd.gov)

# Three Phases

1. Village Sewer Service Plans
2. Village Boundary Revision
3. Village Zoning Designations

## Coordination with

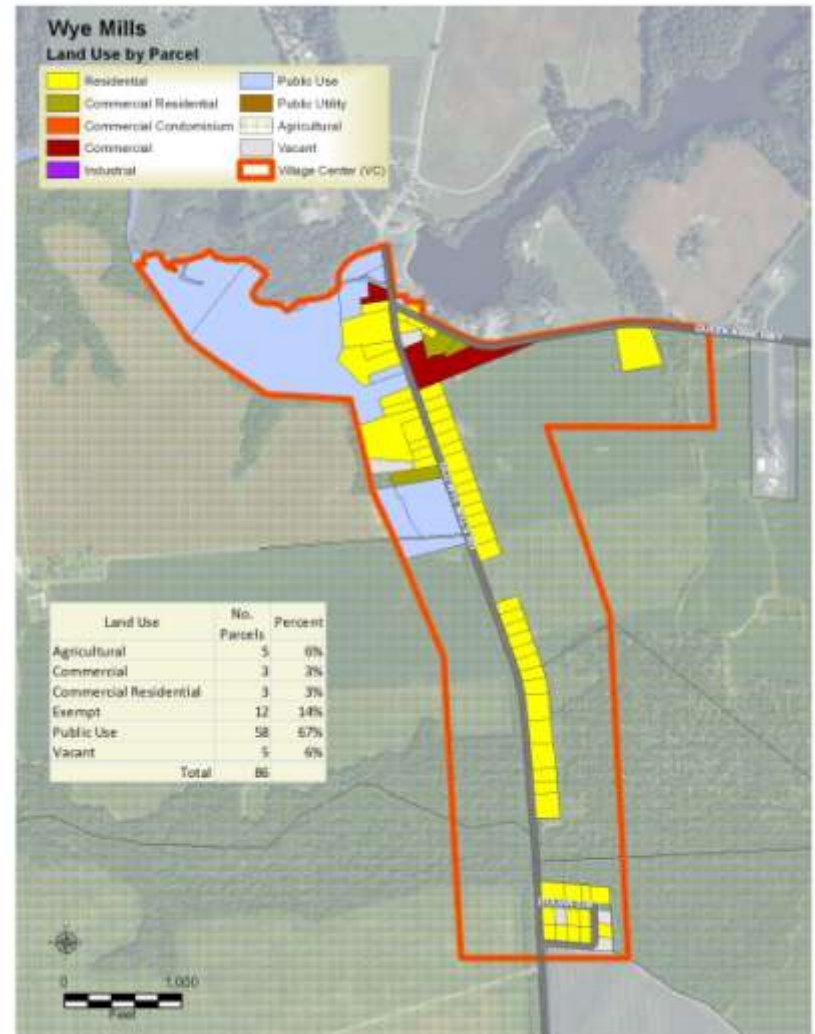
1. Water and Sewer Plan amendments
2. Comprehensive Plan update
3. Zoning Ordinance amendments

# Sewer Service Planning

- ‘Tier’ designations adopted by Council
- Long-term plan to extend sewer west from St Michaels
- Budgeting sewer capacity to serve target areas
  - Undersized lots
  - Failing systems
  - Clusters of dwellings
- Water Quality Strategy Zoning Overlay
  - Limits subdivision
  - Consistency with other plans

# Boundary Modifications

- Correct split zoning of parcels
- Consistency with PFA
- Prepare for future sewer extensions
- Growth management
  - Allow limited subdivision
  - Encourage compact development
- Village character



# Village Zoning Designations

## Suggested Considerations for Property Owner Recommendations

- Existing land uses
- Non-residential uses can continue
- Future uses restricted by new zoning
- New names: VC1 » Village Residential (VR)  
VC2 » Village Hamlet (VH)

## Permitted, Accessory and Special Exception Changes in New Village Zoning Classifications

Land Use  See regulations for specific land uses.	Village Residential	Village Hamlet	Village Center
<b>Agricultural Uses And Structures, Accessory</b> Includes farm buildings, barns, dairy barns, cribs, sheds, stables, tool rooms, workshops, farm-related offices, tanks, and silos. Includes value-added uses and value-added processing.		<u>A</u>	A
<b>Agricultural Uses and Structures - Poultry and Hog Houses, Livestock Feeding Lots and Agricultural Lagoons</b> In the VC District, limited to poultry houses.		<u>S</u>	S
<b>Animal Hospital, Veterinary Clinic and Associated Boarding of Animals</b>		<u>S</u>	P
<b>Antenna Tower for Essential Communications</b> Includes towers for essential telecommunications and emergency service radio communications antennae.		<u>S</u>	S
<b>Aquaculture (wholesale)</b> Excludes on-premises processing of aquaculture products		<u>S</u>	S
<b>Automobile Service, Repair, Washing, and Fuel Sales</b> Includes trucks and recreational vehicles.		<u>S</u>	P
<b>Building Supply and Lumber Yards with Outside Storage</b> Includes home and garden supplies and equipment.		<u>S</u>	S
<b>Churches and Related Cemeteries</b>	<u>S</u>	<u>P</u>	P
<b>Community and Cultural Facilities</b> Includes public and quasi-public buildings and structures for recreation, conservation, cultural, museum, library and public service uses.	<u>S</u>	<u>S</u>	P
<b>Conservation Areas (public or private)</b> Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.	<u>S</u>	<u>S</u>	P
<b>Day-Care Center, Group</b>			S
<b>Day-Care Center, Small Group</b>		<u>S</u>	S
<b>Day-Care Center, Family</b>	<u>S</u>	<u>P</u>	P
<b>Dwelling, Accessory to Agricultural Use - Mobile home: 1 or 2 dwellings</b>		<u>A</u>	A

## Proposed Village Center Designations

	VC Village Center	VH Hamlet	VR Resi- dential	notes on conforming/nonconforming uses
Bar Neck			x	
Bellevue		x		Marina special exception in VH
Bozman		x		Fisheries activities facility? Food processing?
Bruceville			x	
Claiborne			x	Community cultural facilities special exception
Copperville		x		Marine contracting special exception in VH
Cordova	x			Junkyard not permitted outside LI
Fairbank			x	
Ivytown			x	
Longwoods			x	Sawmills not permitted in any VC, junkyard not permitted outside LI -- change zoning?
McDaniel		x		Marina, greenhouse, manufacturing all special exceptions in VH
Neavitt			x	Fisheries activities facility?
Newcomb		x		Self storage warehouse special exception VH
Royal Oak		x		Inn not permitted outside VC (special ex.), text amendment may be required
Sherwood			x	New retail not permitted in VR
Skipton			x	
Tilgman	x			
Tunis Mills			x	
Unionville			x	
Williamsburg		x		
Wittman			x	Marina, marine equipment services permitted special exception in VC and VH
Wye Mills		x		Grain processing special exception in VH

# Planning Timeline

## Comprehensive Plan:

- January, 2014 - Plan adopted by County Council
- November, 2013 - Plan Recommended by PC
- September, 2013 - End of Public Comment Period
- June 2013 - End of edits and revisions
- May 2013 - End of VCB drafts

## Zoning Ordinance:

- April, 2014 - Zoning & sewer hookup regulations adopted by Council
- January, 2014 - Zoning Recommended by PC
- December, 2013 - End of Public Comment Period
- November 2013 - End of edits and revisions
- May 2013 - End of VCB Comment

# Summary of Proposals

- Water and sewer in long-term plans for some villages;
- Development on septic systems has been limited on large parcels in some villages, new sewer service restricted;
- Village zone boundary modifications being considered under some circumstances;
- Property owner zoning recommendations requested;
- All items will be presented to Planning Commission and then County Council, in the coming months.